

085.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

799,100 / 799,100

799,100 / 799,100

799,100 / 799,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMAKEN-MARSH KIMBERLY
Owner 2:	MCMAKEN-MARSH ANNA
Owner 3:	

Street 1: 39 WESTMORELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WOOD FRANK E JR -

Owner 2: WOOD PATRICIA A -

Street 1: 39 WESTMORELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

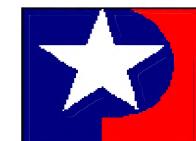
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	5	Swampy
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	400,100		399,000	799,100		53756
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18


Patriot Properties Inc.
 USER DEFINED

Prior Id # 1:	53756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,100	0	5,000.	399,000	799,100	799,100	Year End Roll	12/18/2019
2019	101	FV	297,300	0	5,000.	393,300	690,600	690,600	Year End Roll	1/3/2019
2018	101	FV	297,300	0	5,000.	302,100	599,400	599,400	Year End Roll	12/20/2017
2017	101	FV	297,300	0	5,000.	285,000	582,300	582,300	Year End Roll	1/3/2017
2016	101	FV	297,300	0	5,000.	262,200	559,500	559,500	Year End	1/4/2016
2015	101	FV	290,000	0	5,000.	245,100	535,100	535,100	Year End Roll	12/11/2014
2014	101	FV	290,000	0	5,000.	225,700	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	290,000	0	5,000.	225,700	515,700	515,700		12/13/2012

Parcel ID 085.0-0005-0002.0

!6946!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOOD FRANK E JR	53080-357		6/26/2009		511,000	No	No		
	11134-41		6/9/1966			No	No	N	

PAT ACCT.

apro

6946

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1521	Redo Kit	22,000	C				
3/30/2016	350	Solar Pa	7,000					solar array
8/26/2009	784	Wood-Sto	3,954					
9/3/1998	633	Manual	7,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	189	PATRIOT
6/12/2000	Inspected	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	MINOR FIN BMT NV / PDAS.				12	FFL BMT (168)	14	14						
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					14	2	18 FFL BMT (672)	9						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:					24	UAT SFL FFL BMT (162)	4	21						
GENERAL INFORMATION				OthrFix:	Rating:	OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1									
Grade: C+ - Average (+)	Year Blt: 1940	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Good	WSFlue:	Rating:	Other													
INTERIOR INFORMATION				Total Units:	Floor:	Upper		Upper													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	% Own:	Lvl 2	Lvl 1		Lvl 1													
Prim Floors: 4 - Carpet	Sec Floors:	Total:	Override:	Name:	Lower			Lower													
DEPRECIATION				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL											
Functional:	Economic:	Special:	Override:			Interior:	1	7	3	M											
CALC SUMMARY				Total: 10.8 %		Additions:															
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 125.00	Size Adj.: 1.27724004			Kitchen:															
Bsmnt Gar: 1	Electric: 3 - Typical	Const Adj.: 0.97029907	Adj \$ / SQ: 154.913			Baths:															
Insulation: 2 - Typical	Int vs Ext:	Other Features: 90750	Grade Factor: 1.10			Plumbing:															
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:			Electric:															
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 448508			Heating:															
Solar HW: NO	Central Vac: NO	Depreciation: 48439	Final Total: 400069			General:															
% Com Wall	% Sprinkled:	Depreciated Total: 400069				Totals	1	7	3												
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.0-0005-0002.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
1	Metal Shed	D	Y	1	9X10	F	FR	1980	0.00	T	39	101									
More: N				Total Yard Items:				Total Special Features:				Total:									